

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia Hills, Alabama 35243

Shelby County, AL 01/06/2012
State of Alabama
Deed Tax: \$32.50

SEND TAX NOTICE TO:
Daniel L. Lunsford
5801 Hwy 39
Chelsea, AL 35043

WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Jeffrey B. Singleton and Sandra K. Singleton, husband and wife

(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

Daniel L. Lunsford and Shasta L. Lunsford

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 3, according to the Survey of Eagle Farms, as recorded in Map Book 9, page 109, in the Probate Office of Shelby County, Alabama.

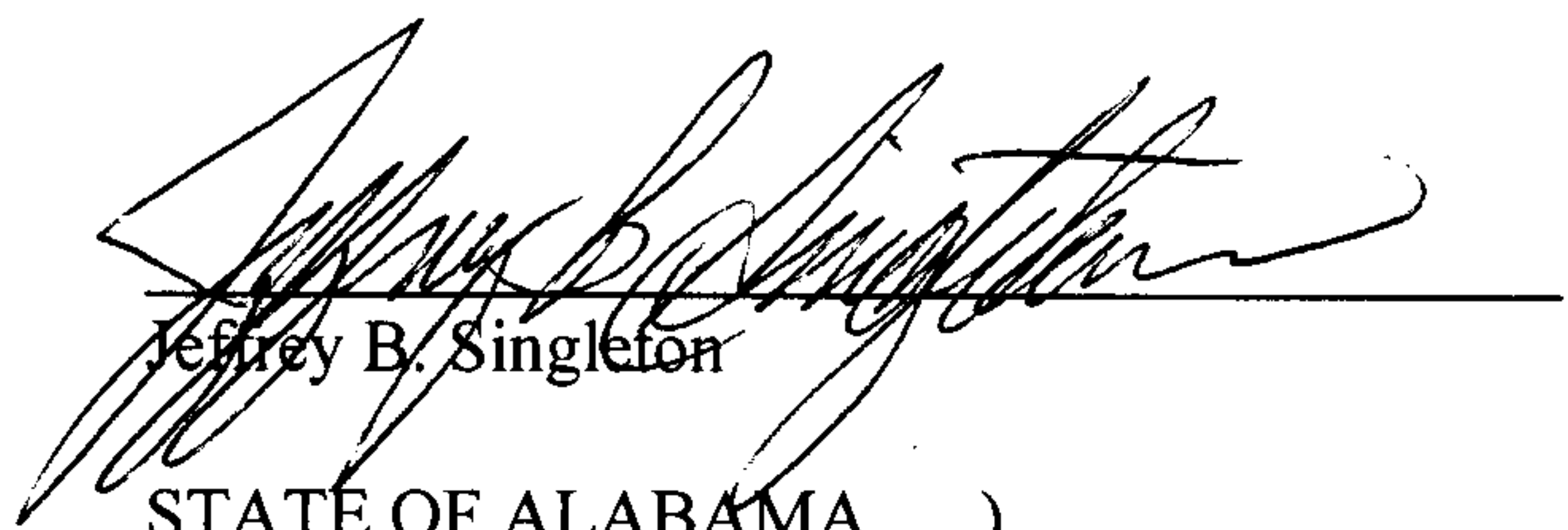
Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record.

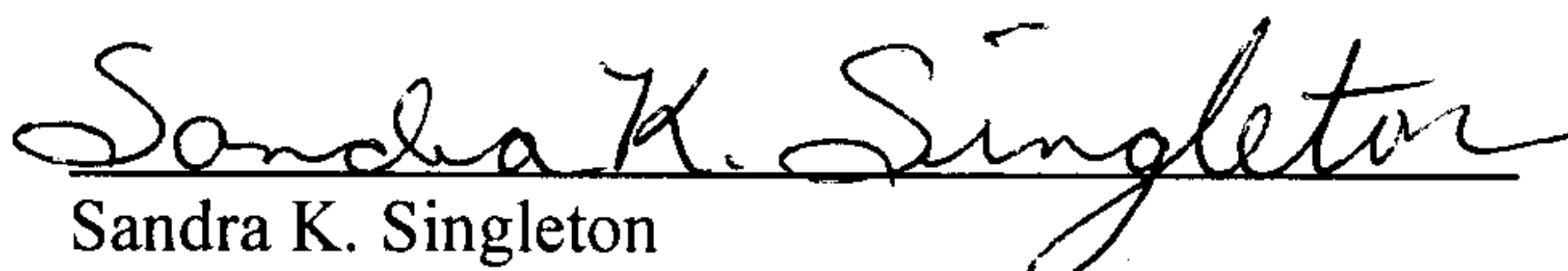
\$292,500.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 30th day of December, 2011.


Jeffrey B. Singleton

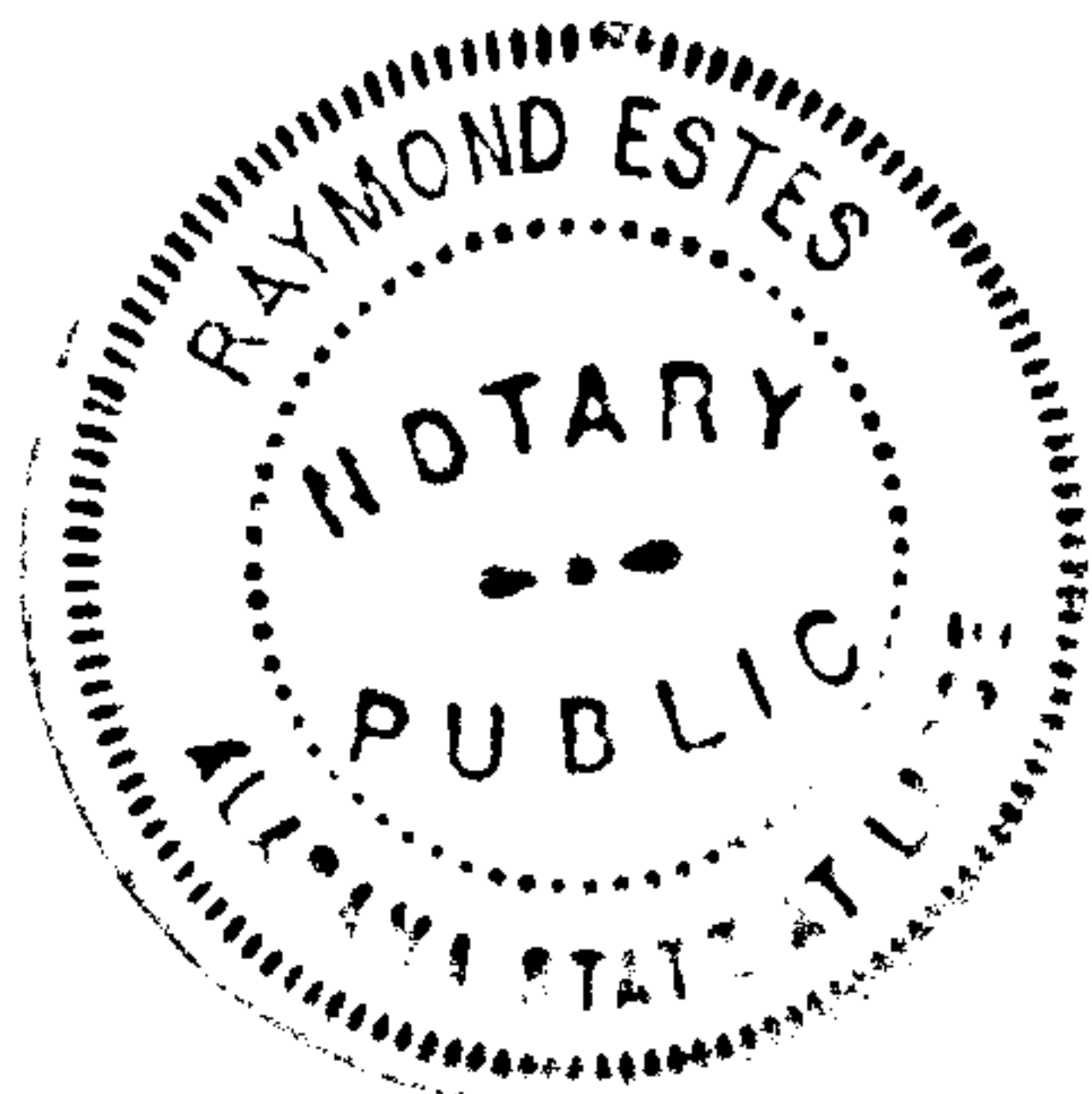

Sandra K. Singleton


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey B. Singleton and Sandra K. Singleton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2011.


R. TIMOTHY ESTES - Notary Public
My Commission Expires: July 11, 2015




20120106000007200 1/1 \$44.50
Shelby Cnty Judge of Probate, AL
01/06/2012 11:23:18 AM FILED/CERT

11-0997